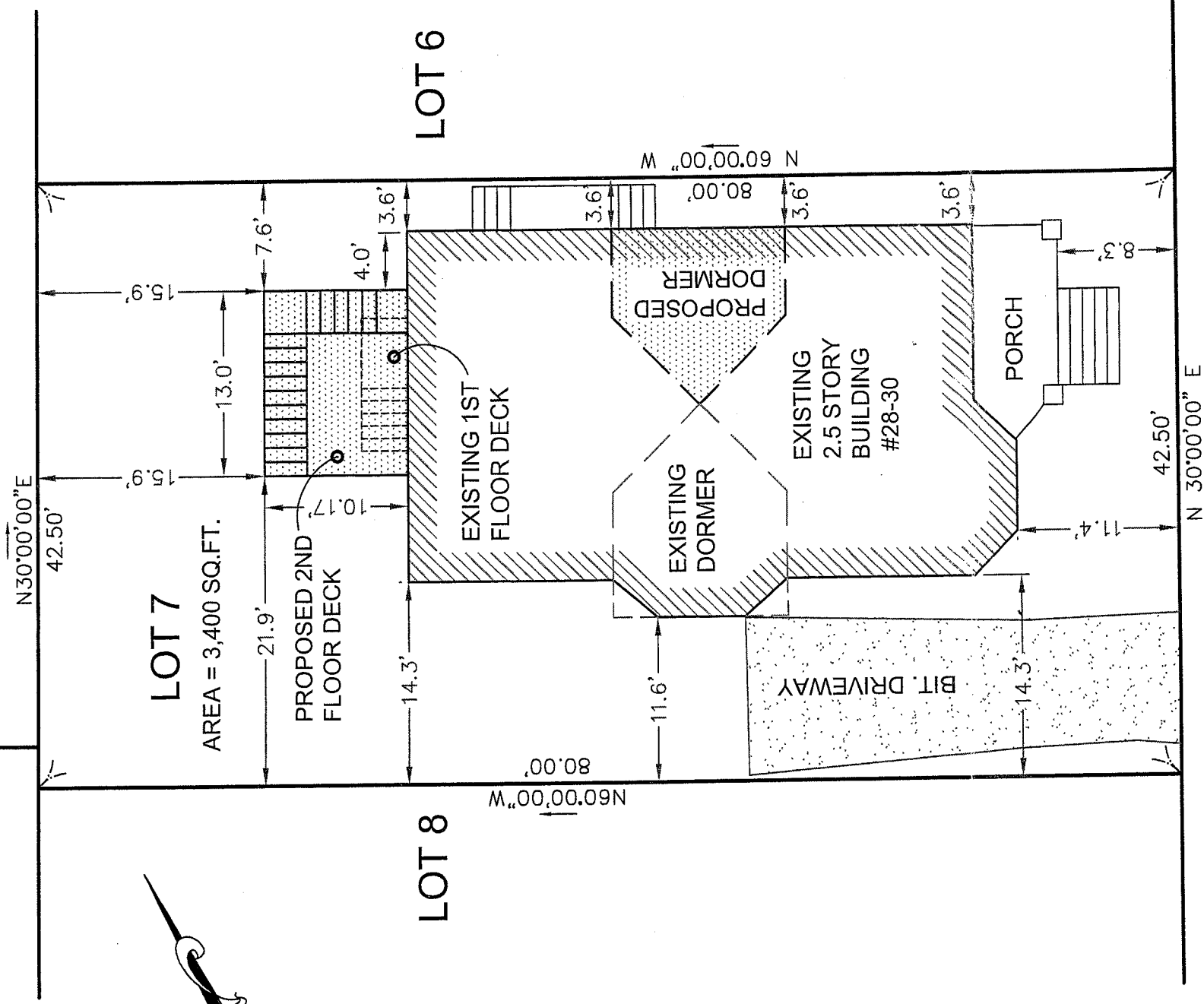


LOT 23

LOT 24



NOTES:

- * Scale 1inch = 10 ft.
- * Assessors Ref.: Map 28, Block A, Lot 7
- * Deed Ref.: Book 53771, Page 554
- * Plan Ref.: Book of Plans 123, Page 13
- Plan No. 996 of 2005
- * Zone: RA
- * Distances shown were measured to building clapboard.

PLANS DENIED
[Signature]
12/8/09
DATE
SIGNATURE

**Proposed Deck
& Dormer**

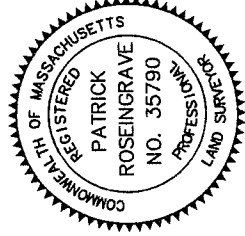
28 Josephine Avenue
Somerville, MA 02144

Plan Prepared By:



CCR Associates
Civil Engineers & Land Surveyors
40 Mears Ave.
Quincy, MA 02169
Phone 781-308-8505
www.ccr-associates.com

Date: December 1, 2009



[Signature]
Patrick J. Roseingrave
Professional Land Surveyor

ENERGY AUDIT:

COMPLIANCE DETERMINED BY 780 CMR 61.00.

REQUIRED (PER TABLE 6101.3):
R37 ROOF R-VALUE,
R13 WALL R-VALUE,
R19 FLOOR R-VALUE,
R-10 BASEMENT WALL,
R-10 SLAB PERIMETER
HEATING/COOLING EQUIPMENT EFFICIENCY SHALL COMPLY WITH 61.00. COMPLIANCE DOCUMENTATION SHALL BE SUBMITTED BY CONTRACTOR PRIOR TO INSTALLATION.

PROJECT VOLUME: (CF = CUBIC FOOT)

BASEMENT: 8,256 CF
FIRST FLOOR 9,288 CF
SECOND FLOOR: 10,053 CF
THIRD FLOOR: 6,578 CF
TOTAL: 34,175 CF

DIMENSIONAL REQUIREMENTS:

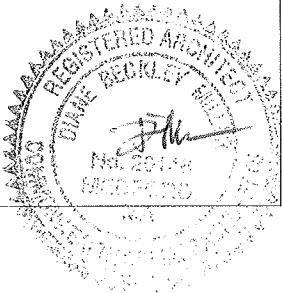
ZONING RA	REQUIRED:	ACTUAL:
A. MIN LOT SIZE	10,000	UNCHANGED
B. MIN LOT AREA / DWELLING UNIT	2250	UNCHANGED
C. MAX GROUND COVERAGE	50%	39%, CONFORMING
D. MIN LANDSCAPED AREA	25%	37%, CONFORMING
E. FAR	.75	1.1 (INCL. NEW FINISHED BASEMENT), NON-CONFORMING
F. MAX HEIGHT	35', 2.5 STORIES	UNCHANGED
G. MIN FRONT YARD	15'	UNCHANGED
H. MIN SIDE YARD	7'-5"	3'-6" (NEW DORMER), NON-CONFORMING
I. MIN REAR YARD	15'-0"	15'-6", CONFORMING
J. MIN FRONTAGE	50'	UNCHANGED

CONSTRUCTION DOCUMENTS
NOVEMBER 19, 2009

DRAWING LIST

- A1 COVER SHEET
- A2 NOTES AND LEGENDS
- A3 BASEMENT EXISTING / DEMO PLAN
- A4 FIRST FLOOR EXISTING / DEMO PLAN
- A5 SECOND FLOOR EXISTING / DEMO PLAN
- A6 THIRD FLOOR EXISTING / DEMO PLAN
- A7 BASEMENT NEW PLAN
- A8 FIRST FLOOR NEW PLAN
- A9 SECOND FLOOR NEW PLAN
- A10 THIRD FLOOR NEW PLAN
- A11 ROOF PLAN
- A12 ELEVATIONS

PLANS DENIED
12/8/09
SIGNATURE DATE



MILLER DESIGN LLC
52 STATLER ROAD BELMONT MA 02478
617-993-3157

A1 COVERSHEET

CONSTRUCTION DOCUMENTS
NOVEMBER 19, 2009

HE RESIDENCE
28-30 JOSEPHINE AVE
SOMERVILLE MA

ENERGY AUDIT:

COMPLIANCE DETERMINED BY 780 CMR 61.00.

REQUIRED (PER TABLE 6101.3):

R37 ROOF R-VALUE,
R13 WALL R-VALUE,
R19 FLOOR R-VALUE,
R-10 BASEMENT WALL,
R-10 SLAB PERIMETER

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C. MAX GROUND COVERAGE	50%	39%, CONFORMING
D. MIN LANDSCAPED AREA	25%	37%, CONFORMING
E. FAR * see below	.75	1.1 (INCL. NEW FINISHED BASEMENT), NON-CONFORMING
F. MAX HEIGHT	35', 2.5 STORIES	UNCHANGED
G. MIN FRONT YARD	15'	UNCHANGED
H. MIN SIDE YARD	7'-5"	3'-6" (NEW DORMER), NON-CONFORMING
I. MIN REAR YARD	15'-0"	15'-6", CONFORMING
J. MIN FRONTAGE	50'	UNCHANGED

* NEW FAR OF 1.1 IS DETERMINED BY NET AREA OF 3,753 SF AND LOT AREA OF 3,400 SF. EXISTING FAR OF .82 IS ALSO NON-CONFORMING (DETERMINED BY NET AREA OF 2,798 SF).

CONSTRUCTION DOCUMENTS
NOVEMBER 19, 2009

DRAWING LIST

A1 COVER SHEET
A2 NOTES AND LEGENDS
A3 BASEMENT EXISTING / DEMO PLAN
A4 FIRST FLOOR EXISTING / DEMO PLAN
A5 SECOND FLOOR EXISTING / DEMO PLAN
A6 THIRD FLOOR EXISTING / DEMO PLAN
A7 BASEMENT NEW PLAN
A8 FIRST FLOOR NEW PLAN
A9 SECOND FLOOR NEW PLAN
A10 THIRD FLOOR NEW PLAN
A11 ROOF PLAN
A12 ELEVATIONS

MILLER DESIGN LLC
52 STATLER ROAD BELMONT MA 02478
617-993-3157

A1 COVERSHEET

CONSTRUCTION DOCUMENTS
REVISED DECEMBER 14, 2009

HE RESIDENCE
28-30 JOSEPHINE AVE
SOMERVILLE MA

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.
8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
9. HVAC CONTRACTOR TO PROVIDE TWO SEPARATE HEATING & COOLING SYSTEMS W/ NEW DIRECT VENT BOILERS AND 2 ZONES PER SYSTEM. CONTRACTOR TO SUBMIT BASEBOARD AND VENT LOCATIONS TO OWNER FOR APPROVAL.
10. CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO SUBMIT SWITCHING LOCATIONS TO OWNER FOR APPROVAL. LIGHT FIXTURES NOT SHOWN IN DRAWINGS. CONTRACTOR TO COORDINATE DIRECTLY WITH OWNER.
11. HARD-WIRED SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS ARE DESIGNATED AS "SD" ON PLANS. EXACT TYPES, QUANTITIES AND LOCATIONS TO BE INSTALLED TO MEET CODE.
12. REFER TO STRUCTURAL ENGINEERING DRAWINGS UNDER SEPERATE COVER FOR ALL NOTES, SPECIFICATIONS, LAYOUTS AND SIZING RELATED TO STRUCTURAL SCOPE.

SYMBOL LEGEND

- WALL TO BE DEMOLISHED
- ===== EXISTING WALL TO REMAIN
- ===== NEW WALL
- ===== NEW LOW WALL
- ⑤ DOOR TAG
- Ⓑ WINDOW TAG

WINDOW SCHEDULE:

- A (EGRESS WINDOW - NET CLEAR OPENING MIN 3.3SF, 24"H AND 20"W) ANDERSEN 200 SERIES NARROLINE DH 2446 (APPROX 2'-4"W X 4'-9"H), SILL AT 2'-0" AFF. WINDOW WELL MIN 9SF TO MEET CODE.
- B 30"WX36"H DOUBLE HUNG, SILL AT 3'-8" AFF, TYP
- C 2- 30"WX48"H DOUBLE HUNG, MULLED, SILL AT 2'-8" AFF, TYP
- D 30"WX48"H DOUBLE HUNG, MULLED, SILL AT 2'-2" AFF, TYP
- E 3 - 30"WX48"H DOUBLE HUNG, MULLED, SILL AT 2'-2" AFF W/

PLANS DENIED
12/8/09
SIGNATURE DATE

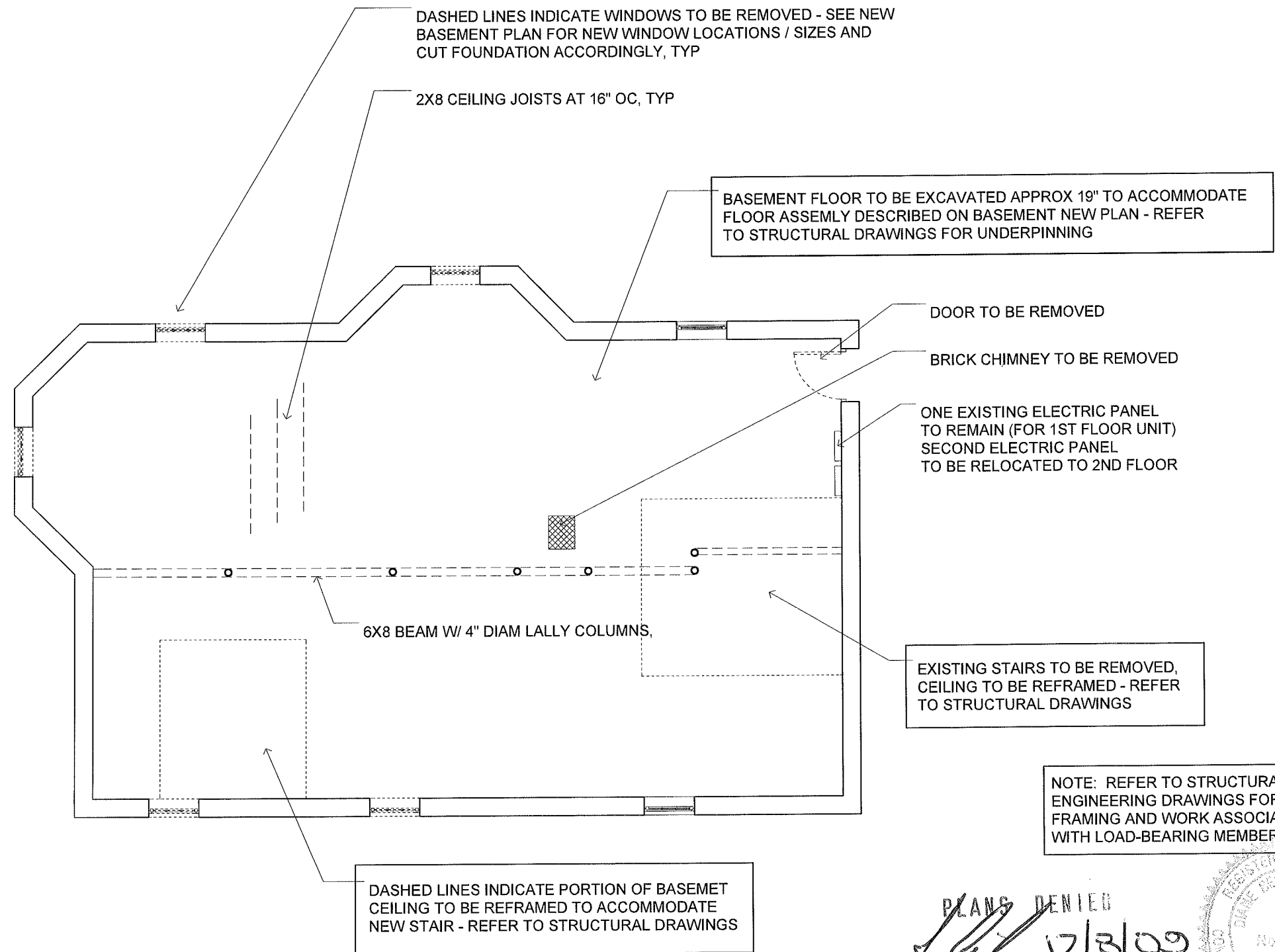


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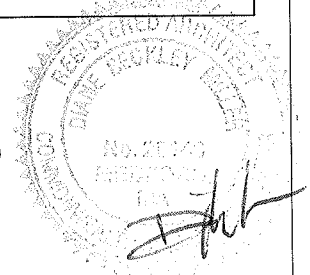
A2 NOTES & LEGENDS

CONSTRUCTION DOCUMENTS
NOVEMBER 19, 2009

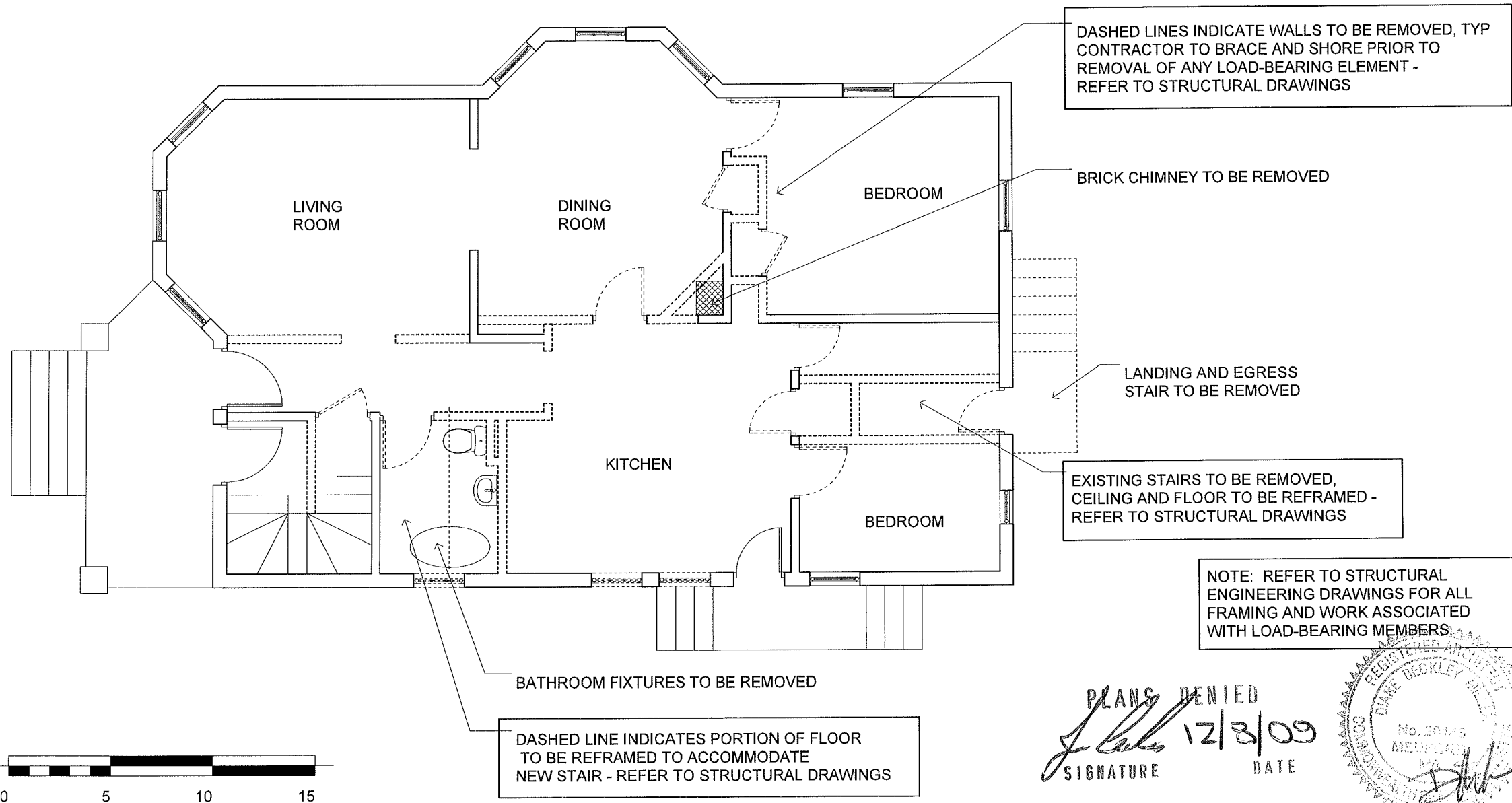
HE RESIDENCE
28-30 JOSEPHINE AVE
SOMERVILLE MA



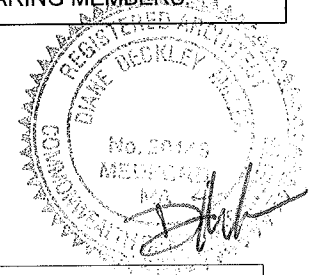
PLANS DENIED
[Signature] 12/8/09
 SIGNATURE DATE

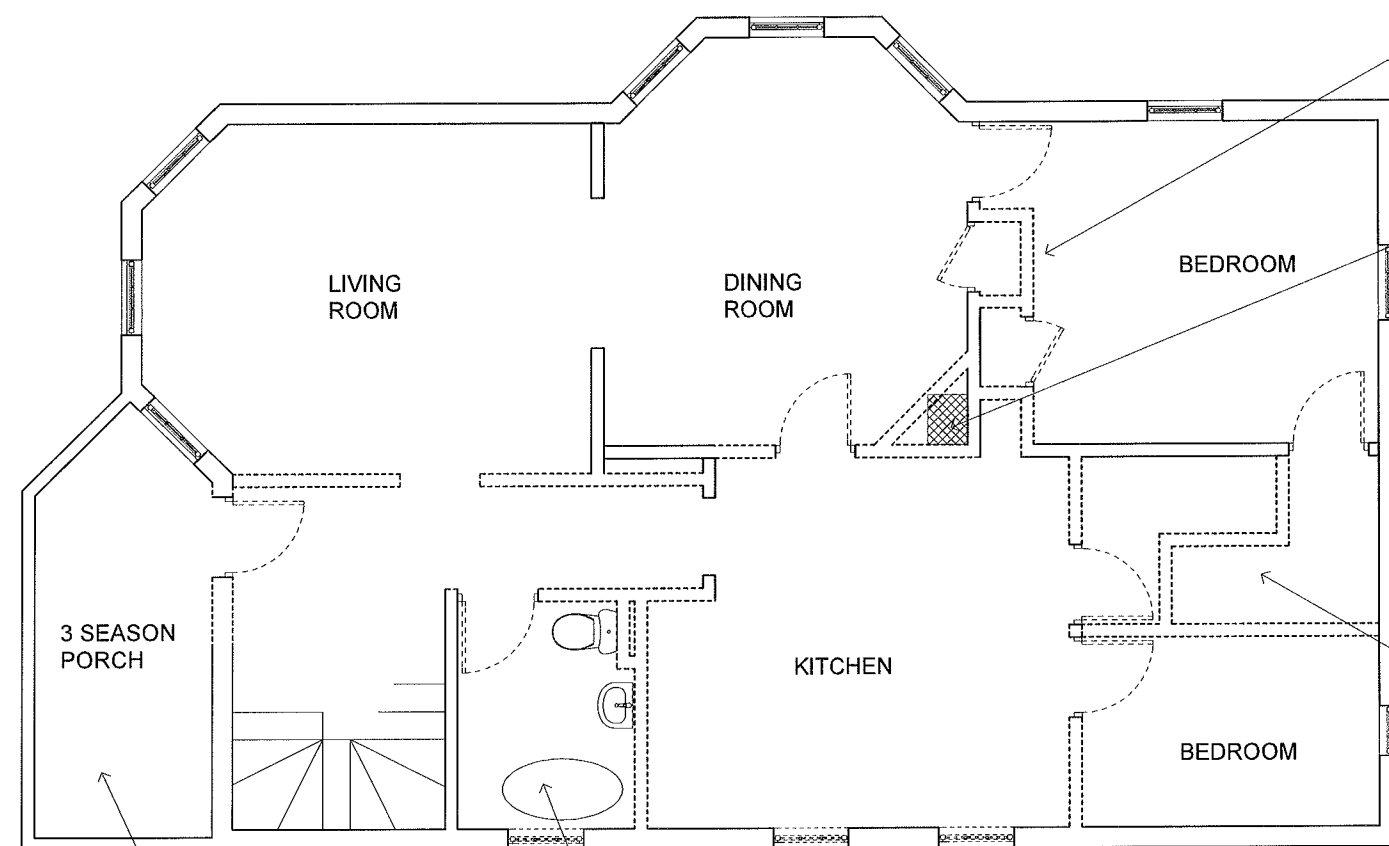


MILLER DESIGN LLC 52 STATLER ROAD BELMONT MA 02478 617-993-3157	A3 BASEMENT PLAN EXISTING CONSTRUCTION DOCUMENTS NOVEMBER 19, 2009	HE RESIDENCE 28-30 JOSEPHINE AVE SOMERVILLE MA
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PLANS DENIED
[Signature] 12/3/09
SIGNATURE DATE





DASHED LINES INDICATE WALLS TO BE REMOVED, TYP CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENT - REFER TO STRUCTURAL DRAWINGS

BRICK CHIMNEY TO BE REMOVED

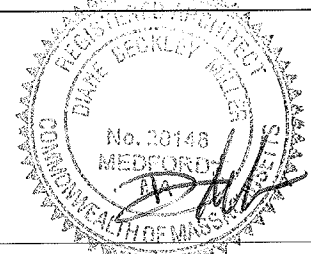
EXISTING STAIRS TO BE REMOVED, CEILING AND FLOOR TO BE REFRAMED - REFER TO STRUCTURAL DRAWINGS

NOTE: REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL FRAMING AND WORK ASSOCIATED WITH LOAD-BEARING MEMBERS.

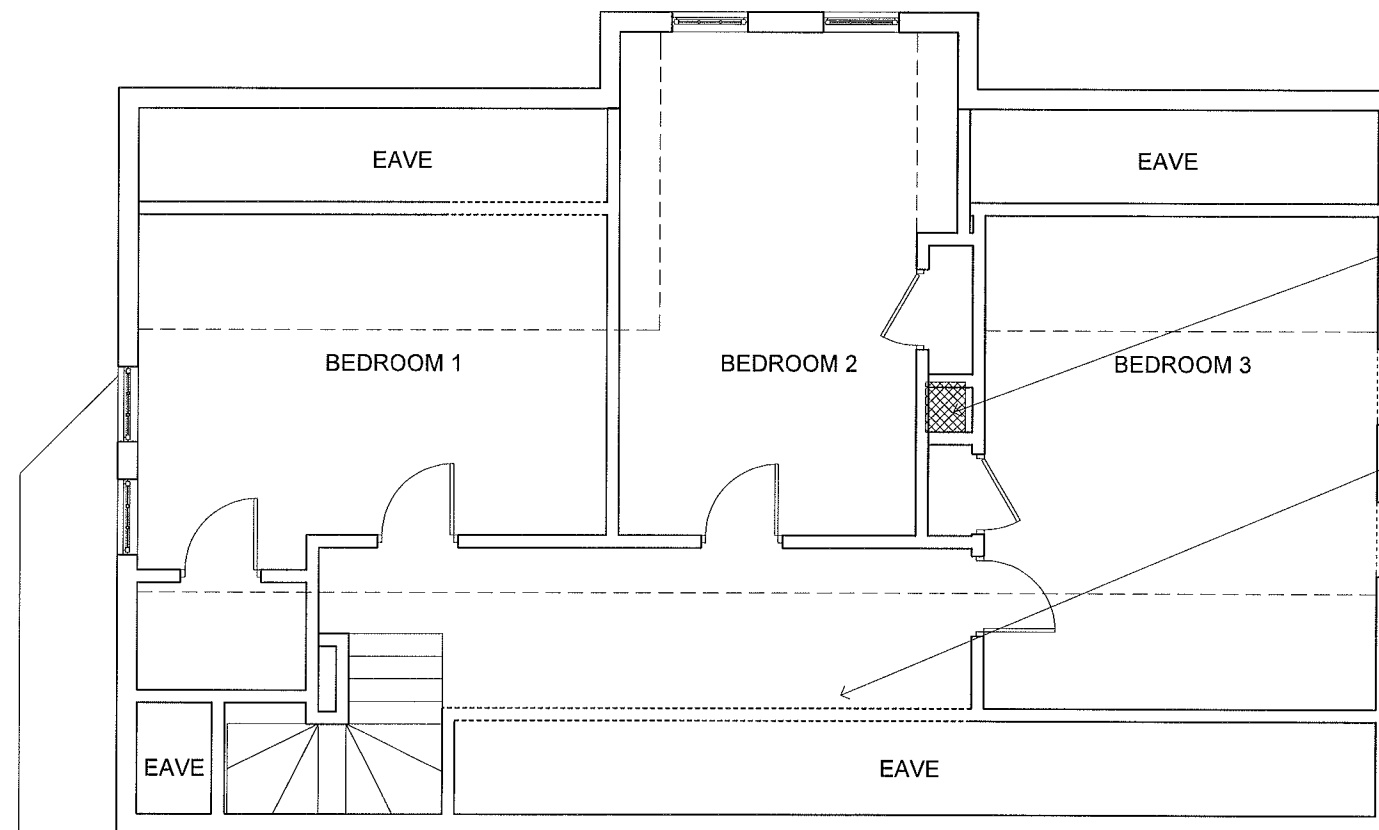
BATHROOM FIXTURES TO BE REMOVED
WINDOWS, FLOORING, GWB WALLS AND ACT CEILING TO BE REMOVED



PLANS DENIED
[Signature] 12/8/09
SIGNATURE DATE



MILLER DESIGN LLC 52 STATLER ROAD BELMONT MA 02478 617-993-3157	A5 SECOND FLOOR PLAN EXISTING CONSTRUCTION DOCUMENTS NOVEMBER 19, 2009	HE RESIDENCE 28-30 JOSEPHINE AVE SOMERVILLE MA
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BRICK CHIMNEY TO BE REMOVED

DASHED LINES INDICATE WALLS TO BE REMOVED, TYP CONTRACTOR TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY LOAD-BEARING ELEMENT

NOTE: REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL FRAMING AND WORK ASSOCIATED WITH LOAD-BEARING MEMBERS.

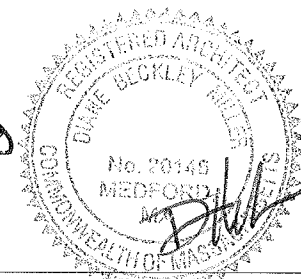


MILLER DESIGN LLC
52 STATLER ROAD BELMONT MA 02478
617-993-3157

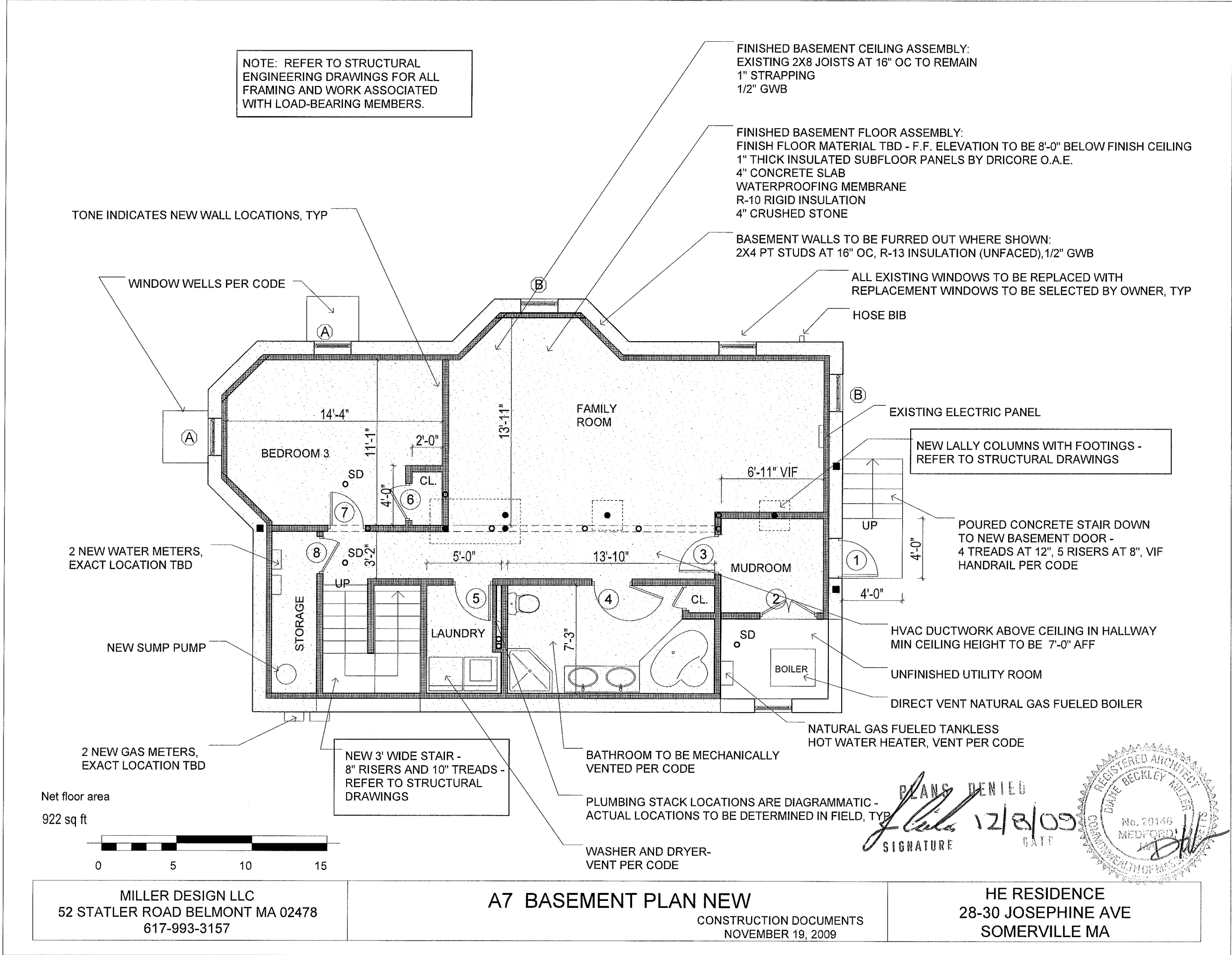
A6 THIRD FLOOR PLAN EXISTING

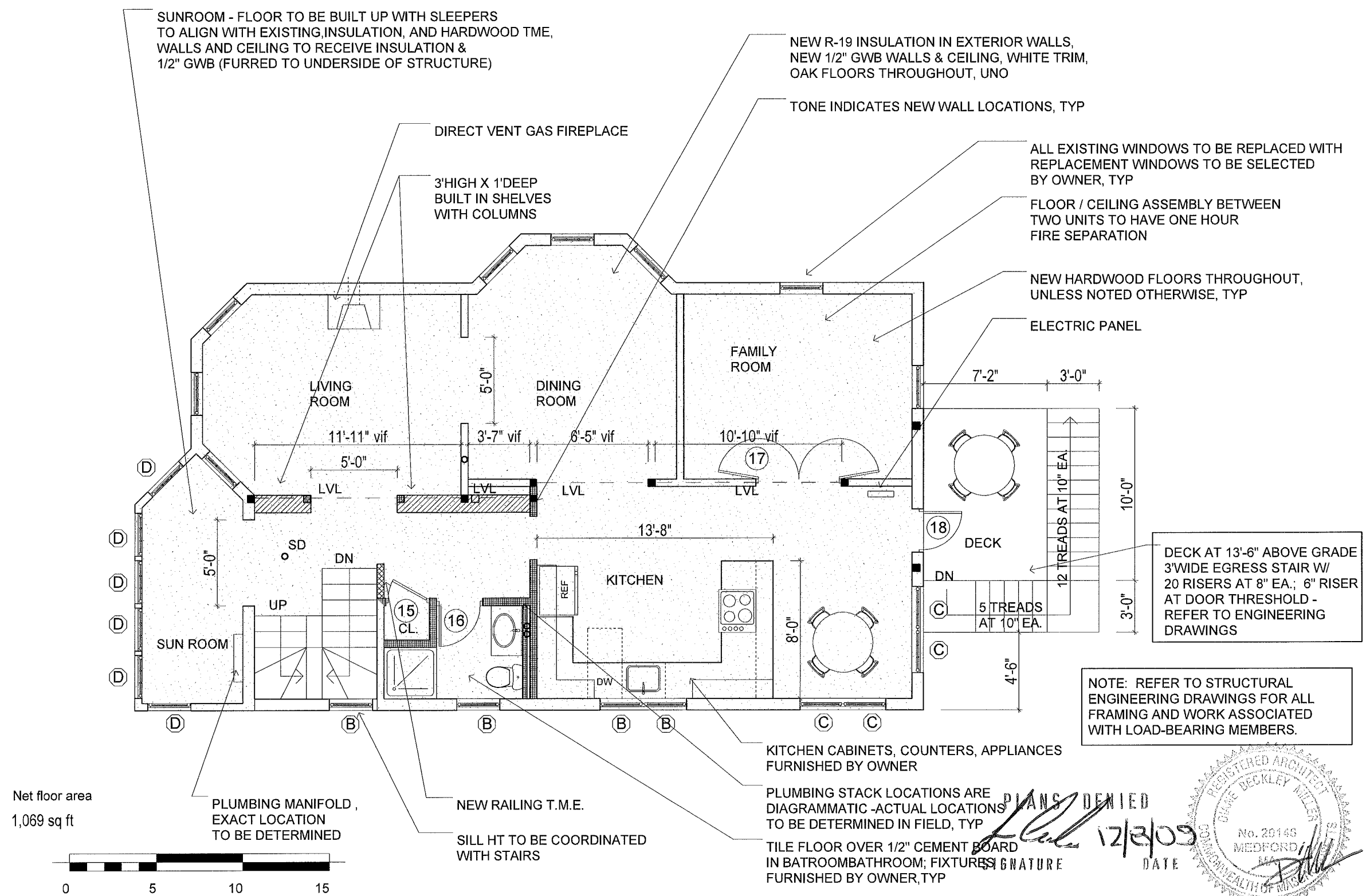
CONSTRUCTION DOCUMENTS
NOVEMBER 19, 2009

PLANS DENIED
[Signature] 12/8/09
SIGNATURE DATE

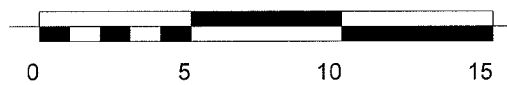


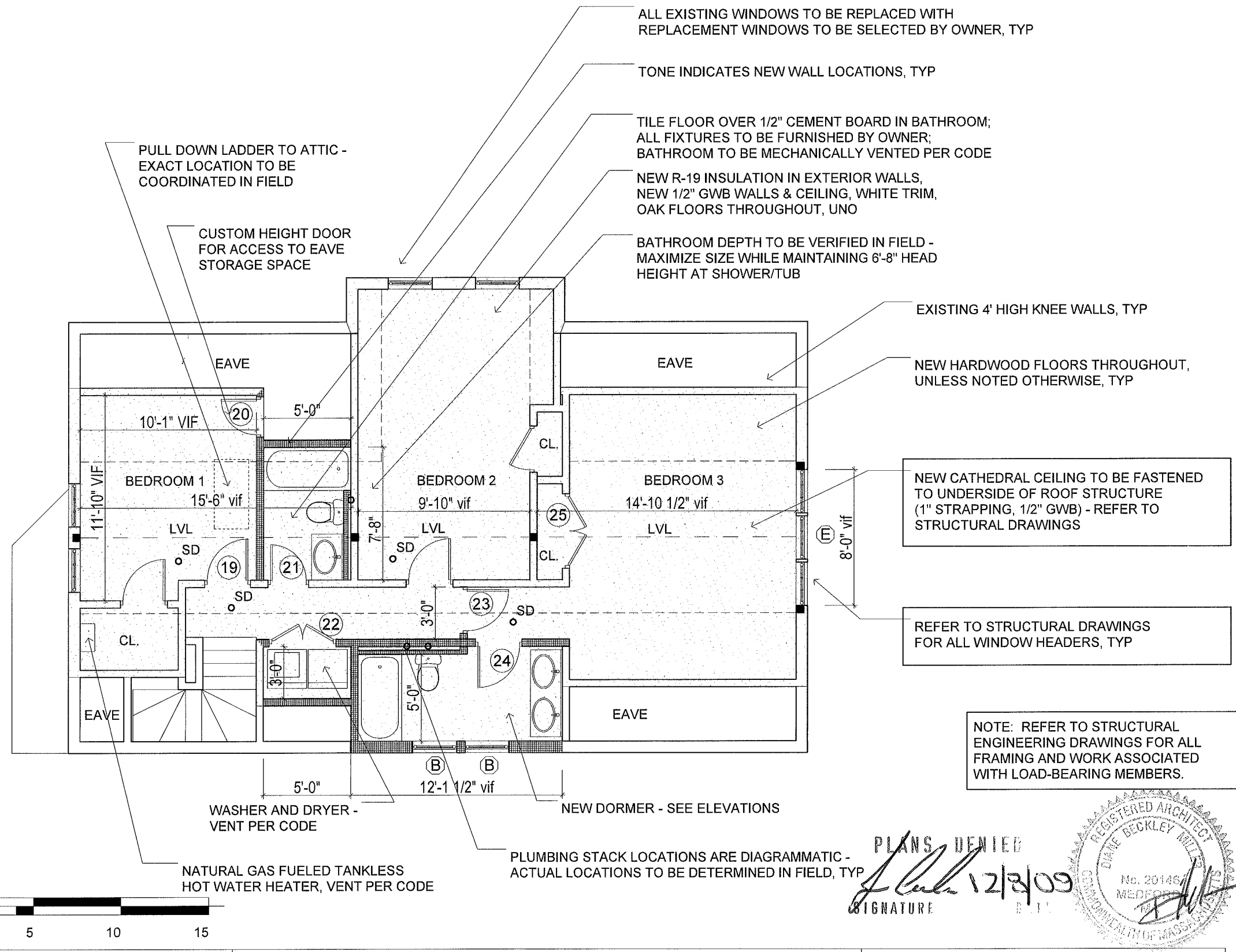
HE RESIDENCE
28-30 JOSEPHINE AVE
SOMERVILLE MA





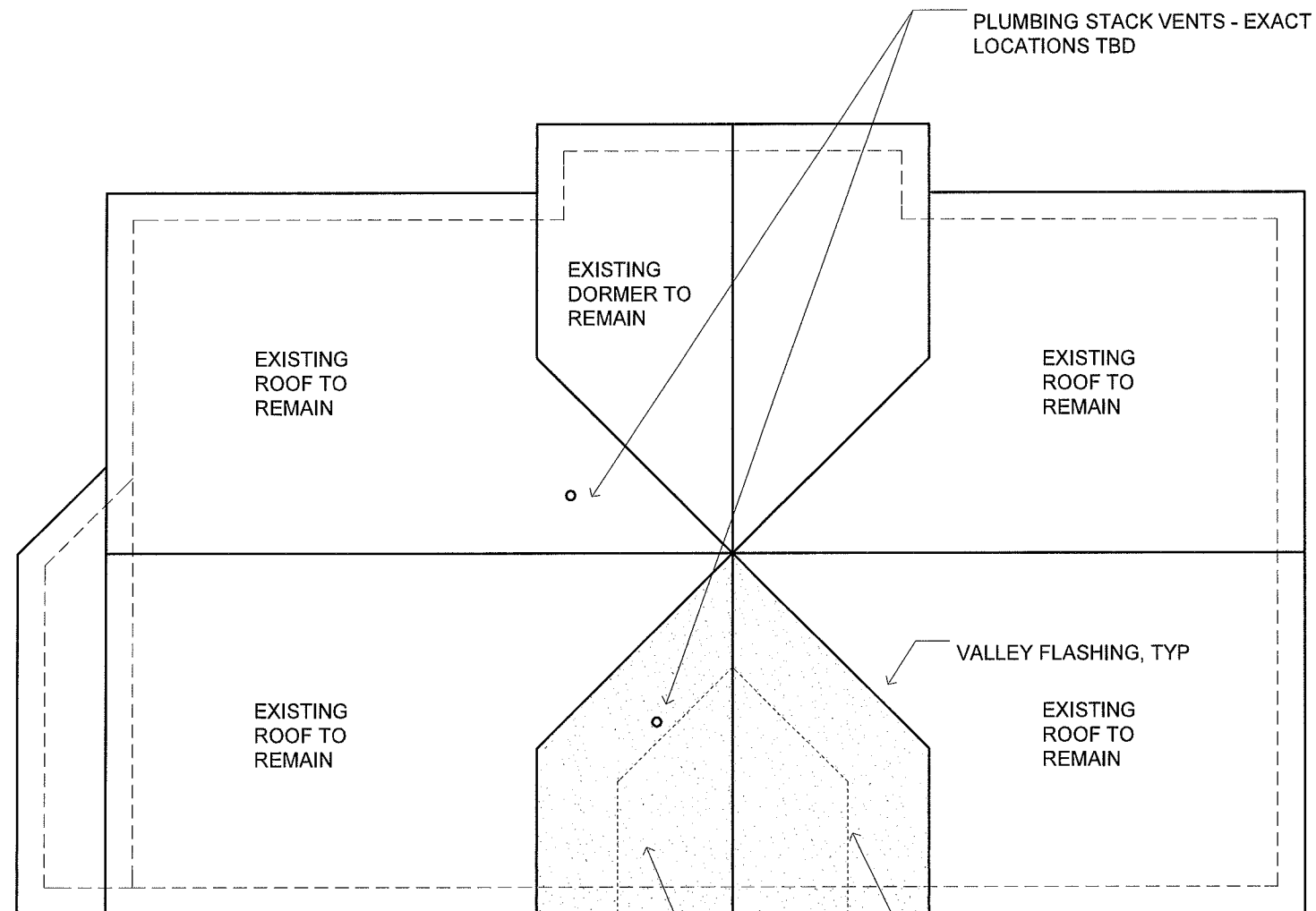
Net floor area
1,069 sq ft





Net floor area
830 sq ft





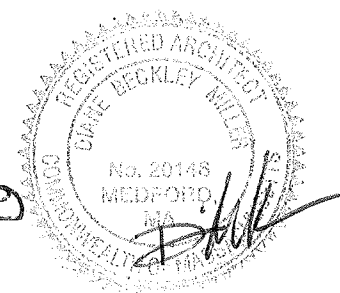
NOTE: REFER TO STRUCTURAL
ENGINEERING DRAWINGS FOR ALL
FRAMING AND WORK ASSOCIATED
WITH LOAD-BEARING MEMBERS.

DASHED LINE INDICATES BITUTHENE
ICE AND WATER BARRIER TO EXTEND
2'-0" INTO BUILDING ENVELOPE , TYP

TONE INDICATES NEW DORMER
TO MATCH EXISTING - SEE STRUCTURAL
DRAWINGS



PLANS DENIED
[Signature] 12/3/09
SIGNATURE DATE

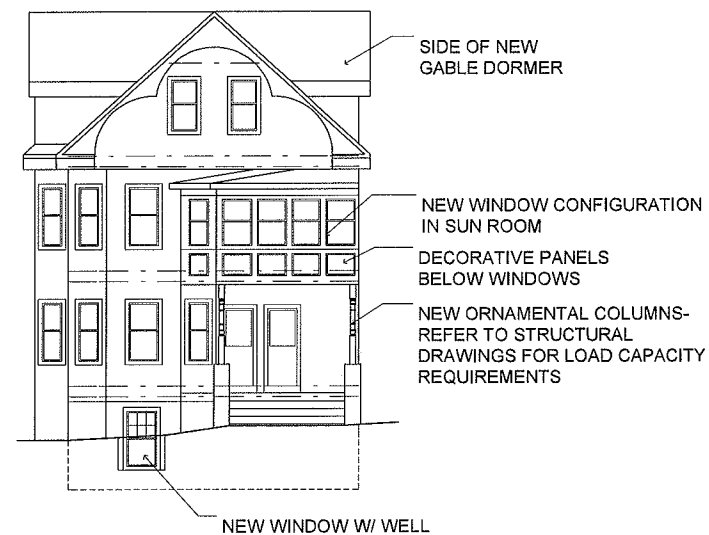


MILLER DESIGN LLC
52 STATLER ROAD BELMONT MA 02478
617-993-3157

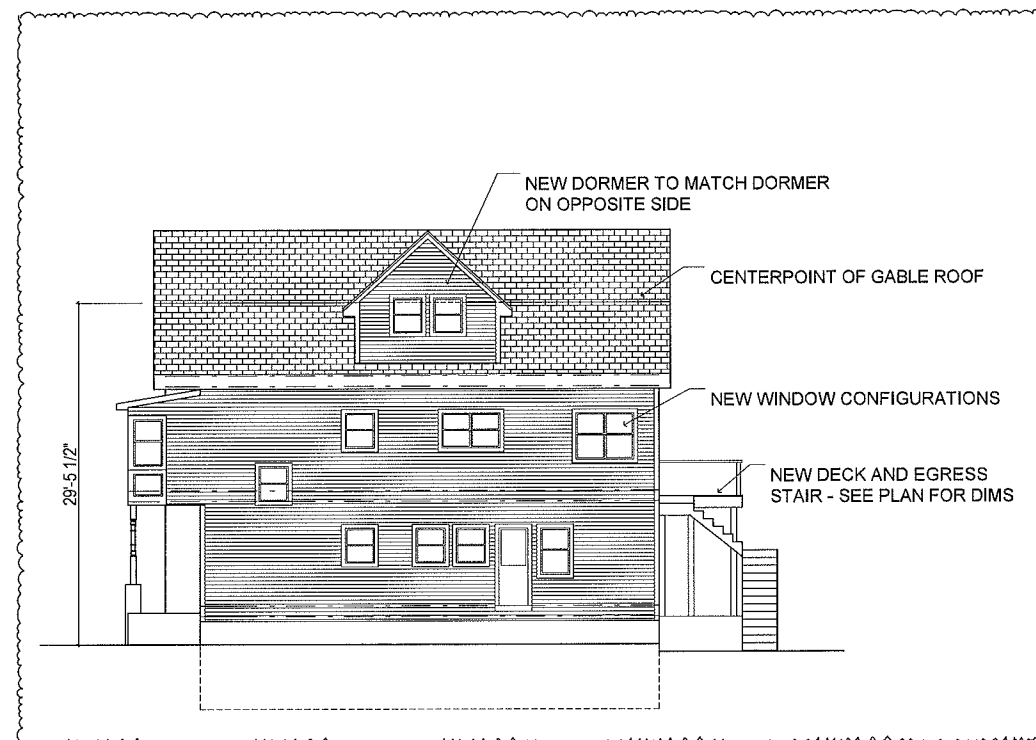
A11 ROOF PLAN

CONSTRUCTION DOCUMENTS
NOVEMBER 19, 2009

HE RESIDENCE
28-30 JOSEPHINE AVE
SOMERVILLE MA



① NEW FRONT ELEVATION
SCALE: 1/8" = 1'



② NEW SIDE ELEVATION
SCALE: 1/8" = 1'

NOTE: REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL FRAMING AND WORK ASSOCIATED WITH LOAD-BEARING MEMBERS.



MILLER DESIGN LLC
52 STATLER ROAD BELMONT MA 02478
617-993-3157

A12 ELEVATIONS

CONSTRUCTION DOCUMENTS
REVISED DECEMBER 14, 2009

HE RESIDENCE
28-30 JOSEPHINE AVE
SOMERVILLE MA